ADD2020-00167 Lee County ePlan

BANKS ENGINEERING

Professional Engineers, Planners & Land Surveyors

December 9, 2020

Lee County Development Services
1500 Monroe Street
Fort Myers, FL 33901

Reference: **GREENWOOD VILLAS**
**ADMINISTRATIVE AMENDMENT TO PUD**

To Whom It May Concern:

The project zoning ordinance is Z-06-091 which has been administratively amended several times. Administrative Amendment ADD2014-00218 added the townhome use and established the land use regulations and lot coverage parameters for development of the townhome lots (single-family attached units). The project has been platted to create 55 lots and all the site infrastructure has been completed except for the final lift of asphalt. Two buildings have been constructed and are occupied (12 units). Lennar purchased the vacant lots and plans to construct the buildings on the remaining 43 vacant townhome lots. The platted lots are custom to the originally planned units and do not fit any standard Lennar product. We are requesting revisions to the land development regulations in the RPD to allow for development of the 20' wide townhome units. The following changes to the development regulations are proposed in order to develop the propose Lennar townhome product:

1. Reduce the minimum lot width from 25' to 20'.
2. Reduce the minimum rear setback from 10' to 9' for lots 41-55.
3. Increase the maximum lot coverage from 40% to 58%.
4. Decrease the minimum lot area from 1700 sf to 1550 sf.

If you have any questions regarding this submittal, please feel free to contact me at our Fort Myers office.

Sincerely,
**BANKS ENGINEERING**

David R. Underhill, Jr., P.E.
Vice President

DRU:jms

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